

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, February 3, 2014 – 10:30 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Charlotte Ventola, *Secretary*
Susan Dupper
Michael Haymans
Delmar Wooden

Staff Present

Debrah Forester, Redevelopment Manager
Commissioner Ken Doherty
Shaun Cullinan, Community Development
Inga Williams, Community Development
Kathy M. Knee, Recorder

Guests

Members Absent

Nathaniel Cooley

I. Call to Order

Chairman Herston called the February 3, 2014 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:30 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Charlotte Ventola confirmed a quorum was present.

Additions/Deletions to Agenda – Debrah Forester announced that the Committee needs to be out of the room by 12:25 p.m. because of another event taking place.

V. Approval of Minutes

A Motion was presented by Garland Wilson, seconded by Charlotte Ventola and unanimously approved to accept the Minutes of the January 6, 2014 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written.

VI. Commissioner Comments

Commissioner Doherty reported the Hands Across the Harbor event went very well. Commissioner Doherty also talked about the National Flood Insurance Program. The BCC is joining a group of supporters who are trying to get Congress to delay the program for 4 years. The Senate has passed support for a 4 year delay but the House of Representative is not moving on it at all. The program will get premiums up to actual rates and a delay would give everyone time to find and prepare for options. Commissioner Truex will be going to Washington in an effort to urge support to the Representatives. This is not just a Florida issue but Charlotte Harbor, historic Punta Gorda and West Charlotte County will be seriously impacted.

VII. Public Comments

- Kathleen Coppola, who has living in here for about 30 years and agreed that the flood insurance issue is serious.

VIII. Development Review Report

Chairman Herston reported that aside from a few sign permits and a parking lot, he had nothing to report. Debrah Forester noted that Mattress Firm is moving forward.

IX. Old Business

Revitalization Plan January 28, 2014 Version – Inga Williams reported she incorporated Debrah Forester's recommendations into the plan drafted by Community Development and this was forwarded with meeting packet. Ms. Williams reviewed the changes and asked for comments, questions, and/or revisions, which included:

- Page 2 – Paragraph 1.2 Riverwalk Sub-District – the sentence needs grammatical work.
- Ms. Williams suggested language might be added regarding the water taxi and the cooperation shared with the City of Punta Gorda and the Committee agreed.
- Page 2 – Paragraph 1.2.4 RAPID Restrictions – It was questioned if the property owner was being given enough time to complete requirements for density. It was suggested that the last sentence be changed to read: One year extensions may be granted by the Board of County Commissioners. Inga will also change at Page 4 as well as correct the numbering in Section 1.3.
- Page 3 at 1.2.5 – should easement have a name for clarity so that the 12 foot wide easement is along the waterfront and not along the property sideline or street.

Inga Williams talked about the tentative timeline for changes and hopes to have the same adoption schedule for both the Charlotte Harbor land development regulations and the comp plan amendments. Should have them done before December.

Review continues with brief discussions.

- Page 3, Paragraph 1.2.6, #4 – rain garden language is vague. Ms. Williams noted there are low impact statements that are well known in the industry and these could be referenced.
- Page 4, Paragraph 1.3.2 #3 - remove the words on-street.
- Certifications should include an "or" or a maximum statement at 1.2.6 and 1.3.2.

A Motion was presented by Michael Haymans, seconded by Garland Wilson and unanimously approved to have staff forward the Charlotte Harbor CRA Revitalization Plan as modified to the BCC and recommend approval of same.

Ms. Williams noted that next month the public will have the opportunity to review this information on line during the month of March. A letter is being sent to the property owner informing them of changes and Ms. Williams asked for a letter of support from the Advisory Committee to include in the packet. Ms. Williams will draft the letter of support for Mr. Herston's signature.

Debrah Forester asked that the Parmely Street Update be heard at this time. The Chair agreed.

Parmely Street Update – Chris Beers of Johnson Engineering noted they will be doing the survey, design and permitting of Parmely Street from US41 to Bayshore Park. The field survey for topo and location has been completed and they have coordinated with FDOT regarding the US41 Intersection plans which are at 30%. They do need to go out to obtain more monumentation control to identify the property at the Parmley Street corridor. Mr. Beers handed out 3 scenarios and explained each. Discussion following which included the following comments:

- A roundabout at Parmely would be a great entry feature. Although most of the committee members liked this idea, it was pointed out that FDOT will probably think there is too much traffic on 41.
- Now would be the time to talk to FDOT about street features.

A Motion was presented by Michael Haymans, seconded by Delmar Wooden and unanimously approved to prepare a letter from the Advisory Committee to the FDOT, which will be sent to the BCC for approval prior to mailing, requesting a roundabout be considered at the intersection of Kings Highway/US41 intersection.

Mr. Beers was asked which scenario he thought best. Mr. Beers noted that property acquisition may dictate which side of the road would be best choice. Acquisition would escalate price. At this point, the path of least resistance would be to go on the west side of US41 to Seneca, cross over and continue on east side all the way down to Bayshore. Discussion followed and it was noted that slow down features are needed on Bayshore.

Sales Tax Project Update – Debrah Forester noted that the Advisory Committee sent a letter to the BCC requesting that two Charlotte Harbor projects be considered when selecting Sales Tax Projects: 1) furthering the Harborwalk at the Gateway area at the foot of the bridge by allowing the purchase of additional land to help make the connection and continue the enhancement on US41; and 2) trails and wayfinding project in the Charlotte Harbor CRA. Staff will be working on a paper for sales tax review. The Committee's support on moving these projects forward will be needed.

Whidden Park February 19, 2014 Meeting – Debrah Forester showed pictures of the Self Storage business. A semi-truck ran over a culvert during the recent storms. Ms. Forester noted these are not local roads and the process to have them improved is complicated. Ms. Forester has asked the County Attorney's Office about setting up a MSBU for Whidden Park. The Attorney's Office advised that since these are private roads the ownership of road may be split. All owners need to be in agreement to do the road project. The condo documents need to be reviewed to determined ownership in that area. Once the right of way is established, the structures will need to be looked at to determine if removal is necessary and, if so, will the owners be willing to bear the burden of this expense. The estimated engineering cost for the roads is \$1.6M but there may be other things that come up during the design phase. Stormwater improvements are estimated at \$750,000 plus there would be internal costs to manage the program. A ballpark total of \$2.6M would be needed to bring the roads and drainage up to County standards. About 45 owners would have to split this amount. The owners would need to give the County an easement; would they all be agreeable to that. It was recommended that the property owners hire an attorney to review the deeds and determine the situation regarding roads and right of way and to hire an engineer to do design and permitting work. County policy does not allow for MSBU in areas not accepted by the County. An amendment to County policy would need to be done in order for an MSBU to be established before the roads were brought to County standard. This item needs further discussion with the BCC but they cannot really act without the full agreement from the property owners. Discussion followed regarding other areas of the County that received County support and acceptance. It was suggested that this might have been prior to the passing of the current standards. Mike Haymans suggested the plat of Whidden Park be pulled and reviewed. Staff noted that Dan Quick has reviewed the plats. Commissioner Doherty suggested the County Engineer come to the next meeting to give a status report.

Ms. Forester mentioned that notice has not yet been sent out for a Whidden Park meeting and asked if the Committee would like to postpone the follow-up meeting until after hearing from Mr. Quick. The consensus was to postpone but to ask the key players to come to the March Advisory Committee Meeting to hear what the County Engineer's report. A Whidden Park meeting will be held later in March. Dan Quick and Dan Gallaher will be invited to attend the March meetings. Ms. Forester reported that Deputy Miller would like to attend the Whidden Park meeting to discuss recent increase in robberies in that area.

Hands Across the Harbor – Michael Haymans reported the Hands Across the Harbor event was fun. The weather was cool so it was a great morning for event. The event ran very smoothly and thanks were extended to all who helped.

X. New Business

Sign Code – Debrah Forester mentioned that the Charlotte County sign code and the Charlotte Harbor CRA sign code were included in the meeting packet as requested. This item was tabled until the March meeting.

Correspondence/Communications

The Minutes from Punta Gorda CRA meeting of January 8, 2014 were included as a part of the meeting packet.

XII. Public Comments

Kathleen Coppola, a Whidden Park landowner, noted that the people who own property in Whidden Park are working people. An expense of \$60,000+ will probably make some of the owners give up their property. It doesn't make sense - if the County can't afford to do improvements, how can the County expect these business owners to afford it.

Garland Wilson recommended that the property owners voice their views on whether they want these improvements or not.

Kathleen Coppola mentioned that the Whidden Park property was not really cheap; it was sold to property owners at market price. Mike Haymans noted that if the developer put in the infrastructure prior to sale, the property would have been more expensive at the time of purchase.

XIII. Staff Comments

Debrah Forester mentioned there was a Parkside Workshop with the BCC in January. Direction was given to prepare the necessary documents to consider ways to assist with code enforcement issues including abandoned structures, demolished structures, grass maintenance and rental registration. The County Attorney's office is reviewing and these changes could be applied to all CRAs. Debrah will provide additional information as the documents are being drafted.

XIV. Attorney Comments - None.

Member Comments

- Charlotte Ventola suggested a letter be sent to property owners who will be affected by the flood insurance changes. Comments received from property owners could be forwarded to state and federal representatives. Commissioner Doherty noted the delay must first be obtained.
- Michael Haymans thought a rental registry would create privacy issues.
- Garland Wilson requested the Charlotte Harbor CRA budget for the new fiscal year. Mr. Wilson also asked about the women who were going to start the B&B. It was noted that the property was bought by someone else and is now back on the market.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, March 3, 2014 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 12:26 p.m.

Respectfully submitted,


Charlotte Ventola, Secretary

/kmk

Approved: MARCH 3, 2014